131.0	0003	0007.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,323,100 / 1,323,100
					USE VALUE: 1,323,100 / 1,323,100
					ASSESSED: 1,323,100 / 1,323,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SNOWDEN KATHERINE E/ TRUSTEE
Owner 2:	KATHERINE E SNOWDEN REVOCABLE
Owner 3:	TRUST OF 2019
Street 1:	26 NORFOLK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SNOWDEN KATHERINE E -
Owner 2:	-
Street 1:	26 NORFOLK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,959 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 3197 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7959.000	730,200		592,900	1,323,100
Total Card	0.183	730,200		592,900	1,323,100
Total Parcel	0.183	730,200		592,900	1,323,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.84 | /Parcel: 413.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 84535
GIS Ref:
GIS Ref:
Insp Date: 09/16/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	729,800	0	7,959.	592,900	1,322,700	1,322,700	Year End Roll	12/18/2019
2019	101	FV	537,000	0	7,959.	625,800	1,162,800	1,162,800	Year End Roll	1/3/2019
2018	101	FV	539,400	0	7,959.	461,100	1,000,500	1,000,500	Year End Roll	12/20/2017
2017	101	FV	541,100	0	7,959.	441,400	982,500	982,500	Year End Roll	1/3/2017
2016	101	FV	541,100	0	7,959.	408,400	949,500	949,500	Year End	1/4/2016
2015	101	FV	511,800	0	7,959.	342,600	854,400	854,400	Year End Roll	12/11/2014
2014	101	FV	511,800	0	7,959.	334,700	846,500	846,500	Year End Roll	12/16/2013
2013	101	FV	511,800	0	7,959.	318,800	830,600	830,600		12/13/2012

!10263!

PRINT

Date	Time
12/11/20	00:35:29

LAST REV

Date	Time
02/27/20	10:52:06
mmcmakin	
10263	

USER DEFINED

Prior Id # 1:	84535
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SNOWDEN KATHERI	73985-6	1	1/14/2020	Convenience	1	No	No		
SNOWDEN KATHERI	36245-482		8/28/2002	Family	1	No	No		
	17567-601		11/1/1986		365,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2018	724	Wood Dec	14,000	C				
1/20/2011	44	Redo Bat	43,660					REDO 2 BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2017	Inspected	HS	Hanne S
8/30/2017	MEAS&NOTICE	HS	Hanne S
2/9/2009	Meas/Inspect	372	PATRIOT
11/2/1999	Meas/Inspect	243	PATRIOT
8/1/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7959		Sq. Ft.	Site		0	90.	0.83	10									592,890						592,900	

Total AC/HA: 0.18271 | Total SF/SM: 7959 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 592,890 | Spl Credit | Total: 592,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	3	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.01357341
Const Adj.:	1.03916609
Adj $ / SQ:	136.925
Other Features:	123750
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	818635
Depreciation:	88413
Depreciated Total:	730222

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

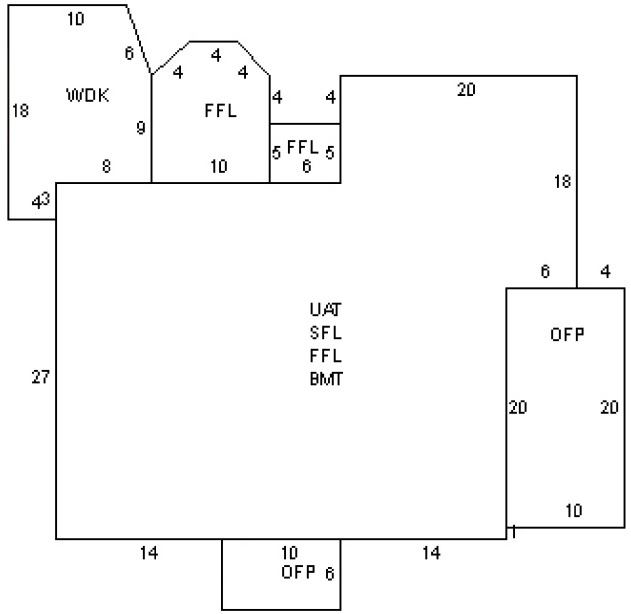
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.11
Special Features:	0	Val/Su Net:	144.54
Final Total:	730200	Val/Su SzAd	252.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,514	136.930	207,305
BMT	Basement	1,374	41.080	56,441
SFL	Second Floor	1,374	136.930	188,135
UAT	Upper Attic	344	91.740	31,513
OFP	Open Porch	260	23.740	6,173
WDK	Deck	186	11.820	2,199

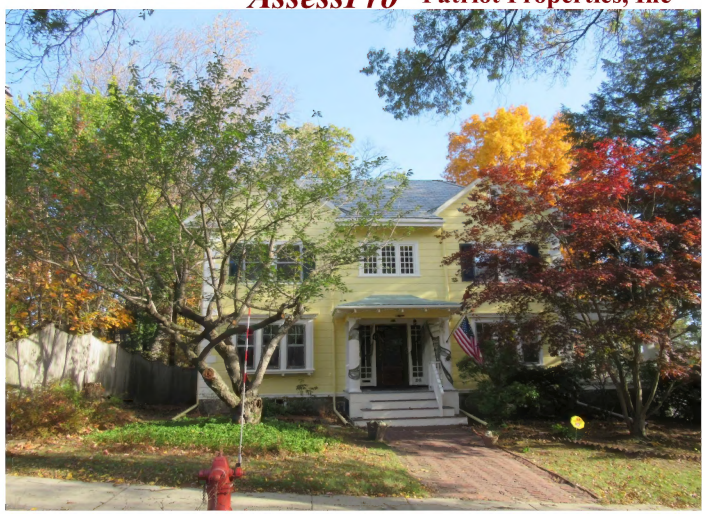
Net Sketched Area:	5,052			Total:	491,766
Size Ad	2888	Gross Are	6082	FinArea	3197

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90	C	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	